




SHORTLAND
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St. Martins Road
CV3 6EU

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Nestled on the charming St. Martins Road in the desirable area of Finham, this delightful three-bedroom semi-detached house is a hidden gem waiting to be discovered. The property boasts a spacious open-plan living room and dining area, perfect for both relaxation and entertaining, with doors that seamlessly lead to a generous rear garden, allowing for an abundance of natural light.

The kitchen is well-sized, providing ample space for culinary pursuits, while a newly installed contemporary staircase elegantly connects the ground floor to the first floor. Upstairs, you will find three generously proportioned bedrooms, each offering a comfortable retreat. The family bathroom is a standout feature, complete with a luxurious walk-in shower and a separate bath, catering to all your bathing needs.

Outside, the property continues to impress with a great-sized garden, ideal for outdoor activities or simply enjoying the fresh air. At the rear of the garden, there is a lovely sunroom that doubles as a home office, providing a tranquil space for work or leisure.

Additionally, the property offers two parking spaces, ensuring convenience for you and your guests. This semi-detached house is not just a home; it is a lifestyle choice, combining comfort, style, and practicality in one of Coventry's most sought-after locations. Don't miss the opportunity to make this wonderful property your own.









Dimensions

Ground Floor

Outside

Hallway

Garage

Lounge/Dining Room

5.84 x 2.82

9.60 x 3.63

Garden Room

Kitchen

4.34 x 2.66

4.92 x 3

Office

W/C

3 x 2

First Floor

Bedroom 1

4.99 x 3.47

Bedroom 2

3.80 x 3.00

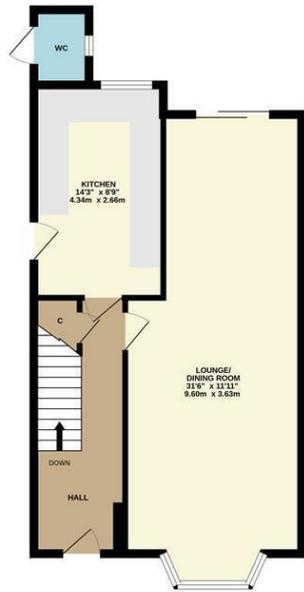
Bedroom 3

3.20 x 2.12

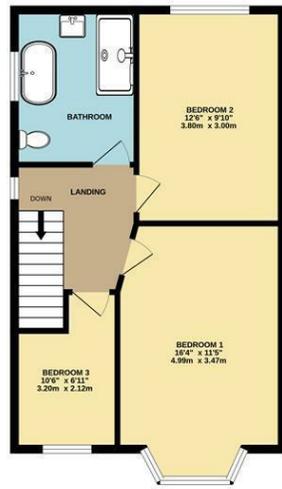
Bathroom



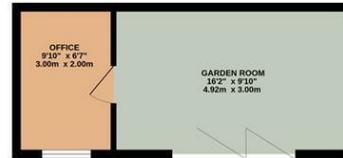
GROUND FLOOR
577 sq. ft. (53.5 sq. m.) approx.



FIRST FLOOR
543 sq. ft. (50.5 sq. m.) approx.



GARDEN ROOM
229 sq. ft. (21.3 sq. m.) approx.



GARAGE
177 sq. ft. (16.5 sq. m.) approx.



TOTAL FLOOR AREA: 1520 sq. ft. (141.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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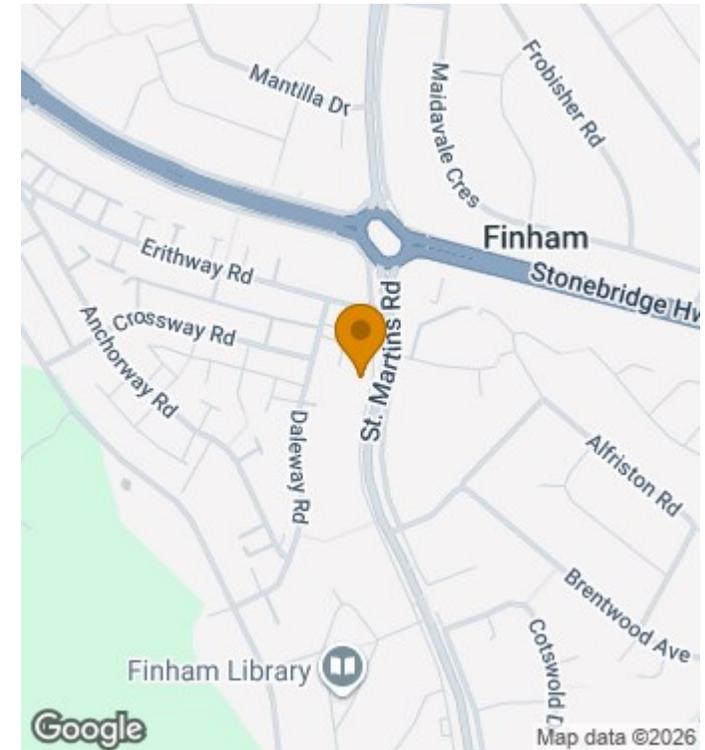
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Home.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

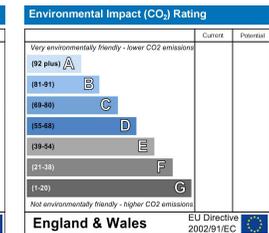
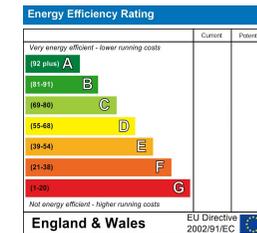
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne